

Montecillo Unit Twelve D

City of El Paso — City Plan Commission — 8/23/2018

SUSC18-00008 — Resubdivision Combination



STAFF CONTACT: Jovani Francia, (915) 212-1613, franciajx@elpasotexas.gov

PROPERTY OWNER: EPT Mesa Development, L.P.

REPRESENTATIVE: EPT Land Communities

LOCATION: South of Festival and West of Mesa, District 8

ACREAGE: 1.2205

VESTED: No

PARK FEES REQUIRED: No

EXCEPTION/MODIFICATION REQUEST: N/A

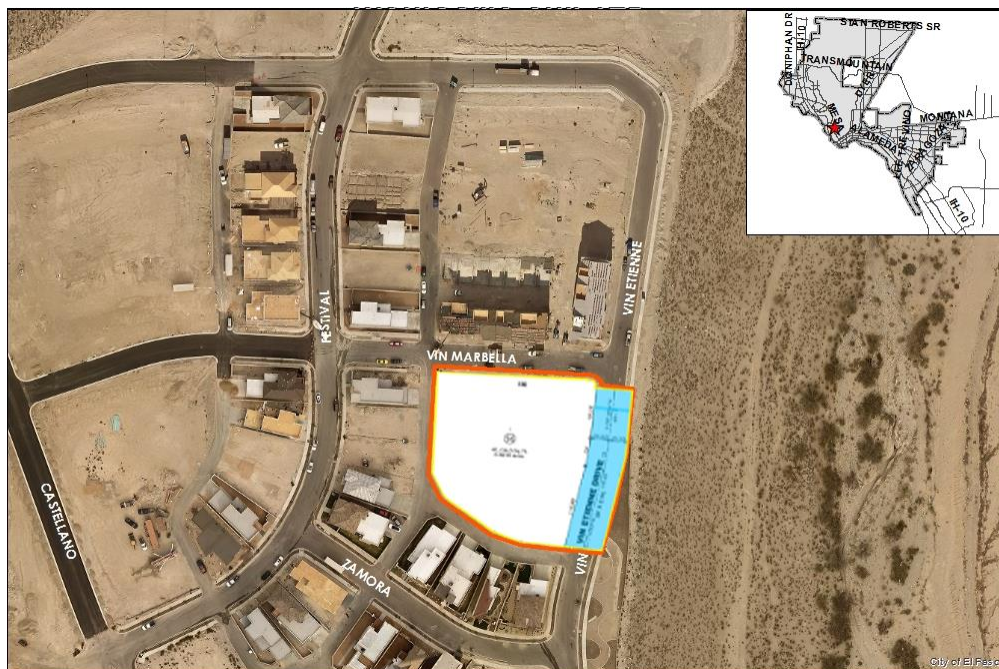
RELATED APPLICATIONS: N/A

PUBLIC INPUT: N/A

STAFF RECOMMENDATION: Approval

SUMMARY OF REQUEST: The applicant proposes to resubdivide 1.2205 acres of land into one multi-family lot. Primary access to the subdivision is proposed Vin Marbella Drive. This subdivision is being reviewed under the current subdivision code, Title 21 (Smart Code), and is required to comply with the approved Montecillo Regulating Plan.

SUMMARY OF RECOMMENDATION: Planning staff recommends **Approval** of Montecillo Unit Twelve D on a Resubdivision Combination basis.



DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

N/A

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is G2, Traditional Neighborhood (Walkable).

GOAL 2.2:	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
GOAL 2.3:	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
POLICY	DOES IT COMPLY?
Policy 2.2.5.a: Ideally, 50% of new residences will be within a ¼ mile radius of at least 4 diverse uses such as community-serving retail, services, civic / community facilities, and food retail.	Yes, there is a diverse mixture of uses within the Montecillo area and along those areas of Mesa Street in which the subject property is located a ¼ mile from.
Policy 2.3.2.a: New neighborhood streets should connect to the existing street network in all adjoining areas when practical.	Yes, the proposed street already exists and connects to the existing street network.
Policy 2.3.5.a: Limit average block perimeters in new development to no more than 2,000 linear feet.	Yes, the sole block is less than 2,000 linear feet.

NEIGHBORHOOD CHARACTER: Subject property is zoned SCZ-T4O (Smart Code). Properties adjacent to the subject property are zoned SCZ-T1 (Smart Code) and SCZ-T4O (Smart Code). Surrounding land uses are residential. The nearest park is a Promontory area within Montecillo. The nearest school is Morehead Middle School (.60 miles). This property is not located within any Impact Fee Service Areas.

COMMENT FROM THE PUBLIC: N/A

STAFF COMMENTS:

No objections to proposed subdivision.

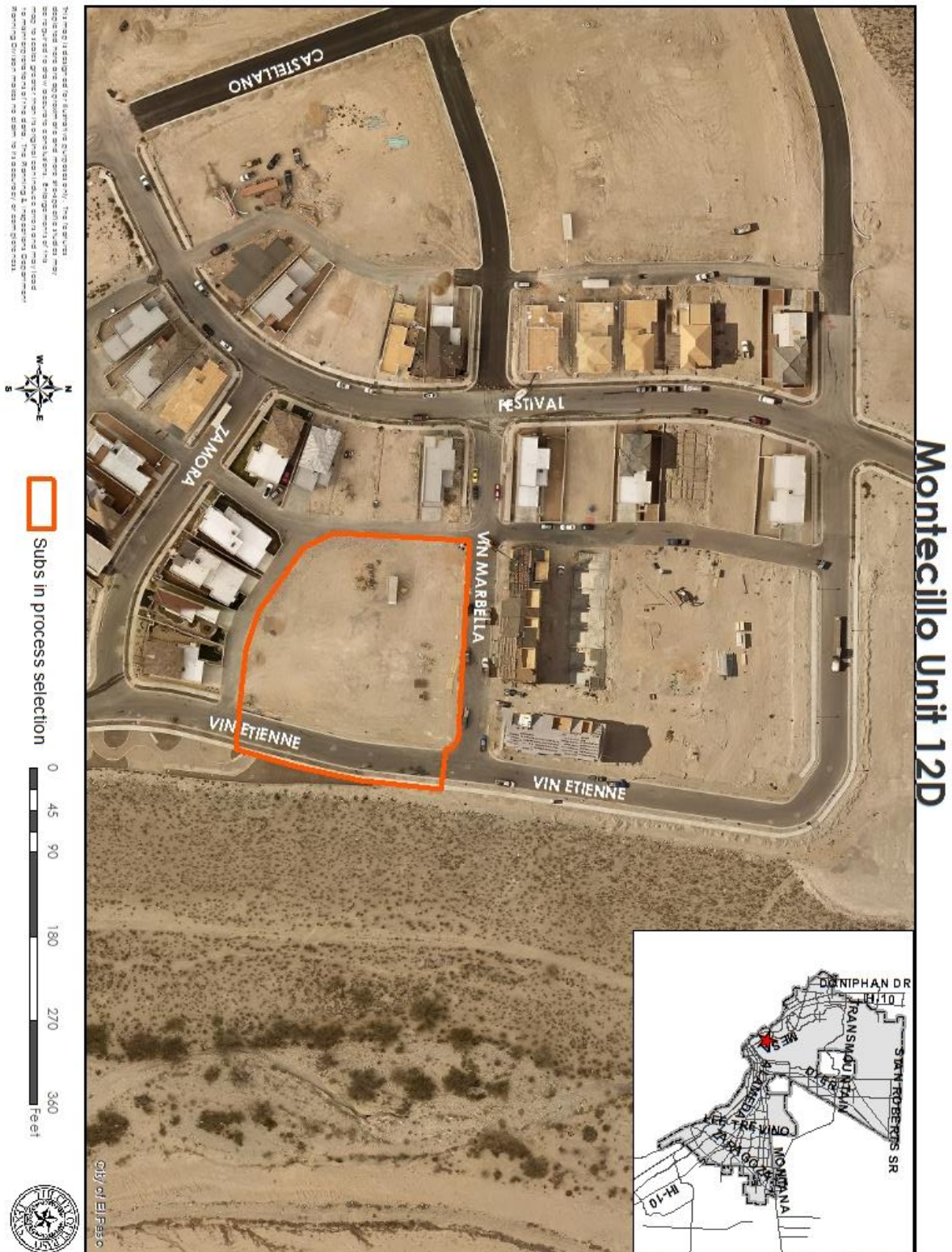
PLAT EXPIRATION:

This application will expire on **August 23, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

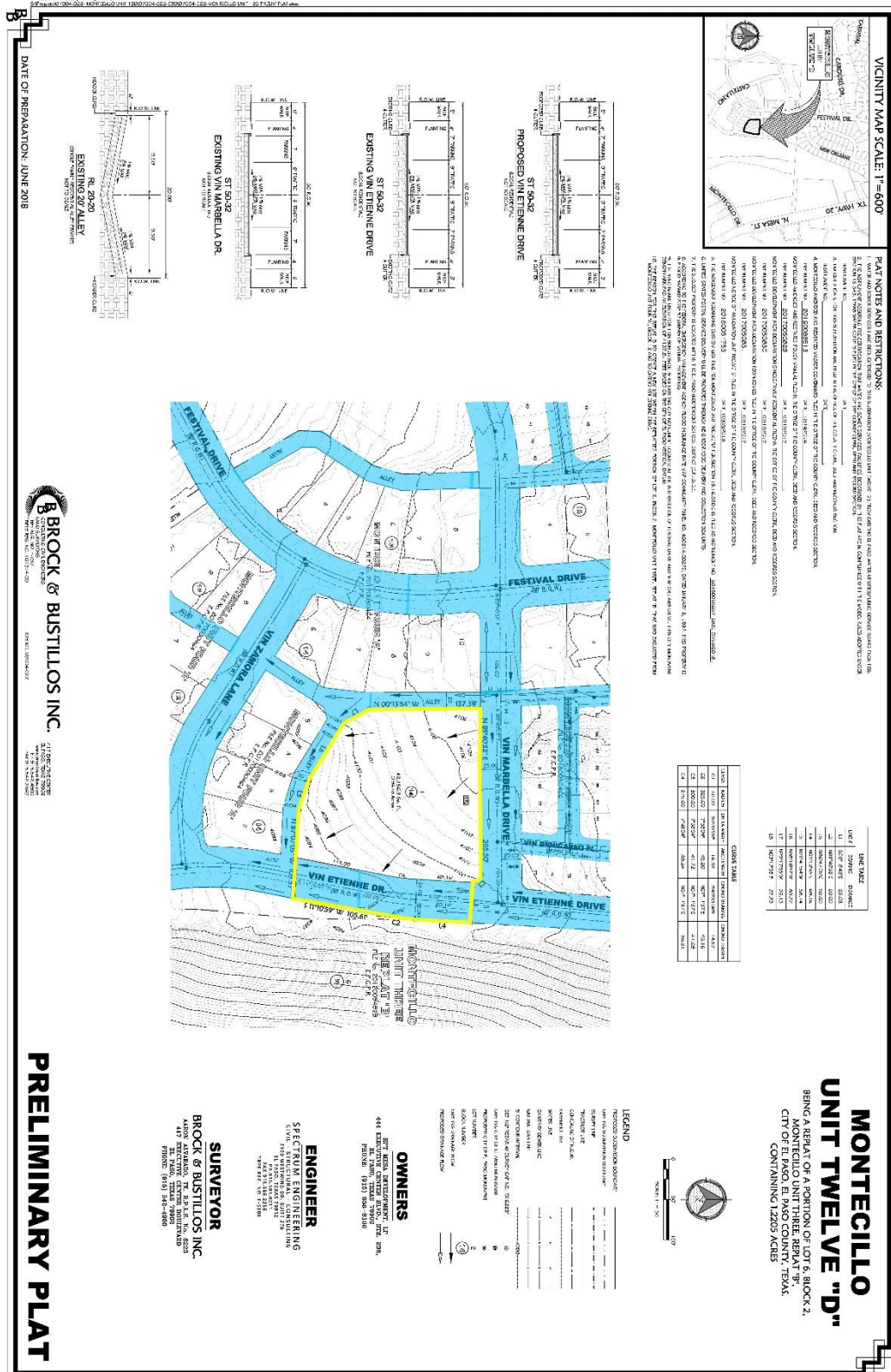
ATTACHMENTS:

1. Location Map
2. Preliminary Plat
3. Final Plat
4. Application
5. Department Comments

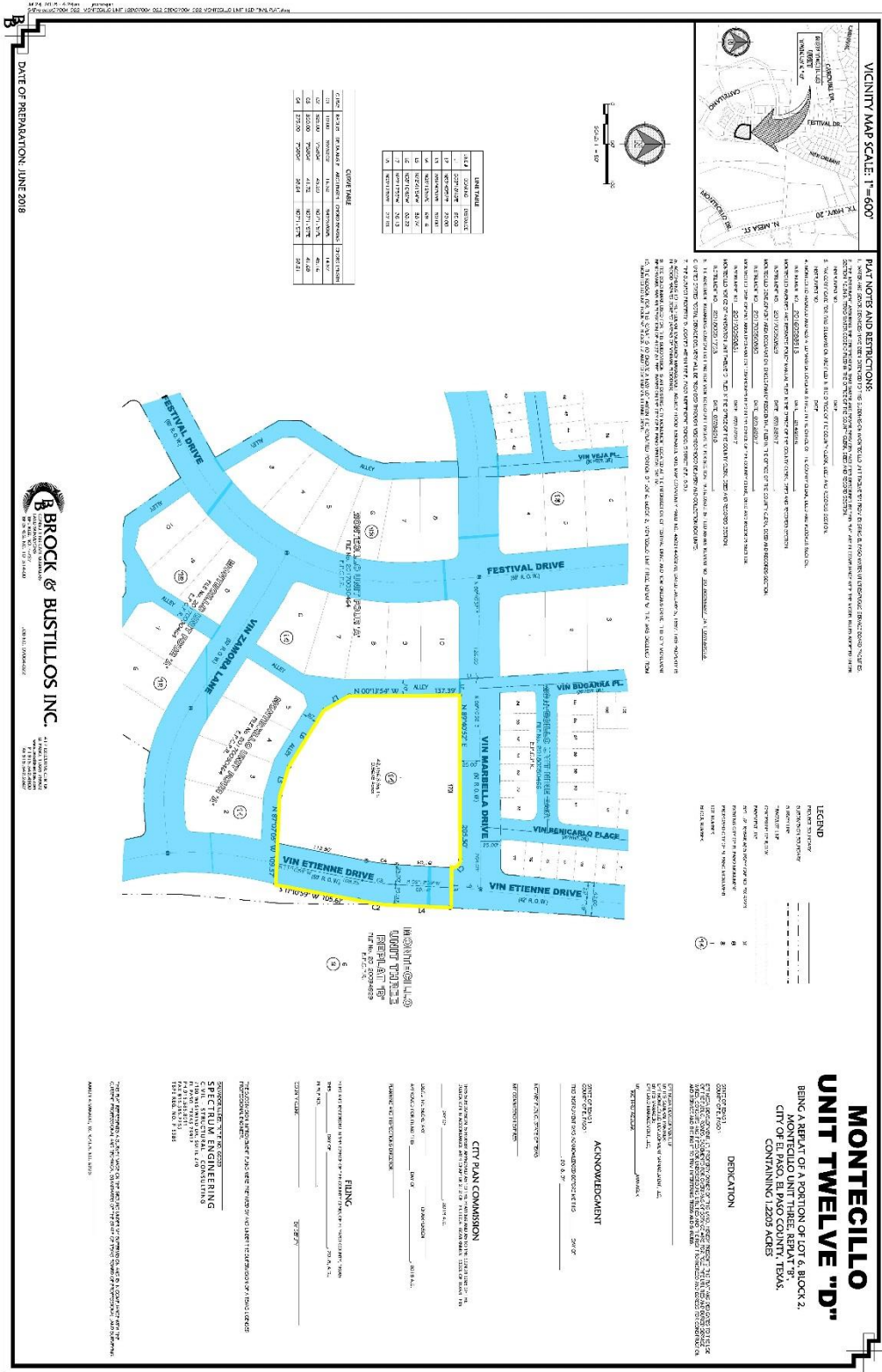
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 6/19/18 FILE NO. SUSC18-00008
SUBDIVISION NAME: Montecillo Unit Twelve "D"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Portion of Lot 16, Block 2, Montecillo Unit
Three, Replat B
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family			Office		
Duplex			Street & Alley	<u>0.2527</u>	<u>1</u>
Apartment	<u>0.9678</u>	<u>1</u>	Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		<u>2</u>
Industrial			Total (Gross) Acreage	<u>1.2205</u>	
3. What is existing zoning of the above described property? SLB Proposed zoning? SLB
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed: Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)

7. Are special public improvements proposed in connection with development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No X
If answer is "Yes", please explain the nature of the modification or exception

9. Remarks and/or explanation of special circumstances:

10. Improvement Plans submitted? Yes X No
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes No X
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

- 9158388100
12. Owner of record EPT MESA DEVELOPMENT LP 444 EXECUTIVE CENTER BLD 79902
(Name & Address) (Zip) (Phone)
13. Developer EPT LAND COMMUNITICS 79902 9158458570
(Name & Address) (Zip) (Phone)
14. Engineer SPECTRUM ENGINEERING 7100 WESTWIND DR 79902 9155858011
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3% technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: 

REPRESENTATIVE:  FOR DAVID BOGUS

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5

Planning & Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

911:

No objections.

Central Appraisal:

No objections.

El Paso Water Utilities:

We have reviewed the subdivision referenced above and provide the following comments:

EPWater does not object to this request.

Water & Sewer:

The Owner/Developer has entered into a Development Agreement with the El Paso Water – Public Service Board (EPWater-PSB) to construct, 8-inch diameter water mains and 8-inch diameter sanitary sewer mains for Montecillo Unit 9 East. The Developer's utility contractor is currently installing the required water and sanitary sewer mains, which will be available for permanent service once EPWater-PSB issues a Letter of Final Acceptance of the facilities.

General:

EPWater-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPW-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Fire:

No objections.

Land Development:

We have reviewed subject plats and recommend Approval. The Developer / Engineer shall address the following comments:

- 1: At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent terrain.
- 2: Label each street as either a public or private street on typical street cross sections and plan views on both the preliminary and final plat.

Long Range:

The Long Range Planning section has reviewed the plat and has no objection. The applicant should review the following informational comments:

- 1: A revised Preliminary Building Scale Plan for the area of this plat was approved on August 14, 2018.
- 2: With regards to Lot 1, Block 14, please note that, as per Title 21.50.060(B)(1)(a), only one building in excess of 200 feet in width shall be permitted in a single pedestrian shed, regardless of permitted lot width. The building on Lot 5 of Montecillo Unit 10, as depicted on the Preliminary Building Scale Plan approved on October 25, 2016, appears to be the designee for this exception. Note also that compliance with the building width restriction does not exempt a structure from the minimum frontage buildout requirement; 60% in the T4-O transect in Montecillo, as per page 24 of the Montecillo Regulating Plan.

Parks:

We have reviewed **Montecillo Unit Twelve "D"**, a resubdivision combination plat map and on behalf of CID Parks & Planning Division we offer Developer / Engineer the following comments: This subdivision is zoned Smart Code Zoning (SCZ) and is part of the "**Montecillo Development Regulating Plan**" therefore not required to comply with the parkland dedication ordinance requirements Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space**, however, applicant needs to comply/conform with the following Title 21 Smart Code Zoning requirements:

- 1: Development needs to comply with latest amended / approved Regulating Plan and approved Building Scale Plan.
- 2: Building Scale Plan needs to be reviewed & approved by the Consolidated Review Committee (CRC) prior to submittal of final plat for approval.
- 3: Building Scale Plan shall comply with required type of Civic Spaces if required per the Final Amended / Approved Regulating Plan.
- 4: Building Scale Plan shall include Landscape standards associated with applicable Special District.

Nearest Park: **Promontory Area at Montecillo - Park Zone: NW-2**

If property zoning /use changes, then "Parkland / fees" requirements will be re-assessed based on applicable conditions.

Sun Metro:

No objections.